



7 CROFT CLOSE, INGLETON
£395,000





7 CROFT CLOSE, INGLETON, CARNFORTH, LA6 3DB

Superb three bedroomed detached true bungalow located in an enviable cul-de-sac street on the edge of Ingleton Village, offering good sized accommodation and standing within a well-tended garden.

Spacious well planned and extended with attached garage, carport and off-street parking. Upvc double glazed windows and external doors, plus gas fired central heating.

Available for immediate occupation with no onward chain.

Ideal property for family. Retired buyer, second home or investment purposes.

Well worthy of internal and external inspection to fully appreciate the size, layout and quiet position with little passing traffic, yet level walk to the village amenities.

Ingleton is a very popular village set amid scenic countryside on the edge of the Yorkshire Dales National Park under majestic Ingleborough.

The village has all local amenities including shops, public houses, cafes, churches, community centre, swimming pool, primary school and regular bus services to the market town of Settle 10 miles away, Skipton, Kirkby Lonsdale and Lancaster.

ACCOMMODATION COMPRISES:

Ground Floor:

Entrance Hall, Lounge/ Dining Room, Kitchen, 3 Bedrooms, Bathroom.

Outside

Attached Single Garage, Driveway, Fore-Garden, Rear Gardens, Unrestricted Street Parking.

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall:

4'5" x 12'10" (1.34 x 3.91) plus 6'0" x 4'5" (1.82 x 1.34)

Half glazed external entrance door, access to principal rooms, radiator, two cloak cupboards, loft access.

Lounge/Dining Room:

Extended room.

Living Side:

14'5" x 16'6" (4.39 x 5.02)

Flame effect gas fire within wood fire surround with marble inset and hearth, radiator, coved ceiling.





Dining Side:

14,0" x 10,0" (4.26 x 3.04)

Three upvc double glazed windows with views, radiator, half glazed side entrance door with access to the rear garden, coved ceiling,



Kitchen:

15'4" x 7'7" (4.67 x 2.31)

Range of kitchen base units with complementary worksurfaces, wall units, white sink with mixer taps, half glazed side external entrance door, upvc double glazed picture window, built in electric oven and hob, plumbing for washing machine, radiator, space for table.





Bedroom 1: Rear

10'0" x 11'10" (3.04 x 3.60)

Double bedroom, with upvc double glazed window, radiator, built in wardrobe.



Bedroom 2: Front

10'2" x 13'0" (3.09 x 3.96)

Double bedroom, upvc double glazed window, radiator, built in wardrobe.



Bedroom 3: Front

8'0" x 10'4" (2.43 x 3.15)

With upvc double glazed window, radiator, built in cupboard.





Bathroom:

5'3" x 8'4" (1.60 x 2.54)

With 3-piece white bathroom suite comprising P-bath with shower over, pedestal wash hand basin, WC, upvc double glazed window, heated towel rail.



OUTSIDE:

Side/front driveway to attached garage 16'8 x 8,8 (5.08 x 2.64) with automatically operated door, power/ light, single glazed window, Carport 11,7" x 9'1" (3.53 x 2.76) to the front of the garage, unrestricted street parking, pleasant fore-garden, fenced boundaries, lawned with flower beds, side access, good sized rear garden with lawn, trees, shrubs, raised patio.



Directions:

Enter Ingleton Village on the A65 from Settle go right onto Laundry Lane opposite the Asda petrol station, take second right turn onto Croft Close and no 7 is located on the left-hand side. A for sale board is erected.

Tenure:

Freehold with vacant possession on completion.



Services:

All mains' services are connected to the property.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is good in the area.

Flooding:

[Check for flooding in England - GOV.UK](#) shows that it is very low.

Surface water [More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

Rivers and the sea [More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure, will only be marked as Sold once this procedure is completed.

